

Central Business Improvement District

Meeting Minutes

October 2010 10:00 a.m.

602 Garrison, 8th Floor FNB

Attendance: Chairman; Richard Griffin, Sec. /Treas.; Sam T. Sicard, Rodney Ghan, Bennie Westphal, Jeff Pryor and Staff Jayne Hughes. Absent: Phil White, Bill Hanna.

Others in Attendance: David Harris, Wanda Freeman, Bill Black, Brandon Bird, Kevin Moran, Sam Bowden.

Call to Order:

Mr. Griffin called the meeting to order at 10:07 am.

Approval of Minutes:

The minutes from September 2010 were presented. A motion to approve the minutes was made by Ghan, 2nd by Sicard. Motion passed by 5 for, 0 opposed.

Treasurer's Report:

The Treasurer's report for September 2010 was presented by Sec. /Treasurer Sicard. Motion to approve the treasurer's report for September was made by Westphal with the second by Ghan. Motion passed with 5 for, 0 opposed.

Commissioners Forum:

Hughes brought the Design Guidelines to the attention of the commissioners, thanking Griffin for responding and sending in some corrections and suggestions. After listening to the recording of the minutes several times she said that several of the commissioners wanted to change the percentage allowed for an EFIS product to 50% instead of the suggested 20%. Ghan and White both said during the September meeting that 20% could be too restrictive on a product that can be used in a manner that is very complementary to the historic areas of Downtown. She asked the commissioners to discuss this as time is running out to make any further changes. She reminded the commissioners that they were responsible to enforce or oversee the design guidelines. Additionally, riverfront design guidelines need not be too restrictive. Sicard asked if this would also include new construction. This particular restriction is on renovation. However new construction will need to also limit the use of EFIS and metal products. Griffin reminded the commissioners that if developers are given a larger amount they will use that as the minimum and then ask for more in a variance. Discussion was also on the Riverfront, and the commissioners do not want to be too restrictive. Westphal did not too many restrictions as well. Ghan discussed the metal restrictions and stated that it is typically the "R Panel" which would not be fitting for the district. The commissioners all agreed that they did not care what was used in the structural portions. Ghan asked we checked what the UDO stated about metal exteriors. Ghan did not want to be too restrictive on developers. Griffin reminded everyone that it, EFIS material, is not compatible in the historic district. There was continued discussion on the topic of the percentages allowed for the use of an EFIS material within the CBID. Griffin called for a motion. Ghan called for a motion to increase the percentage of allowed use of an EFIS product within the CBID boundary including the Historic District to 50%. Westphal made the 2nd. The vote was 3 for, 1 abstention and 1 opposed. For the riverfront: There was discussion on the use of metal and standing seam roofs. The commissioners decided to not be too restrictive on the Riverfront. All projects will be coming before them anyway. Hughes agreed to make the corrections and send it out to the commissioners for a one more time, last look. Once this is completed staff will review and prepare the packet for the board of directors and their study session on December 14th. The revised guideline will then hopefully be recommended for placement on the regular agenda for a vote on December 21, 2010. Hughes discussed the inserts which will now be included in the guidelines and reminded the commissioners that it will now be more user friendly.

Griffin brought up the discussion on renaming the Clayton Expressway. He stated that the name was created for a highway department district engineer and not the historic Clayton family. He clarified that it would go to the Board as a recommendation by the CBID. We would need to get the official process in order.

Griffin also asked the commissioners to be thinking forward about planning a retreat. He suggested late fall or after the first of the year. Hughes suggested January since we had the 2010 retreat in January. Ghan reminded everyone that January 28, 2010 was the date of the last one. Griffin also asked that the commissioners think about where they would like to have the retreat.

Hughes handed out the most recent economic report from UAFS. This provides good information on where the region is on current economic activity. Sicard asked if we could track sales figures for certain areas like Downtown. Hughes answered that unfortunately the sales tax reports do not come back in the format. It is sent from Little Rock as just a total figure.

Griffin also mentioned the topic of the University and off campus housing. He suggested the commissioners begin thinking about a location that can be recommended to the Chancellor for student housing in Downtown. Hughes reminded the group of the First Thursday Events that will be taking place. She asked everyone to come out and spend money.

The meeting adjourned at 11:07 am

Respectfully Submitted,

Jayne Hughes